LOT 27 WINDSOR COURT PHASE 1.
WD 1070-357, WD 1079-2376, WD 11

O'DELL ABBY KAY/O'DELL DALTON LEE
116 NW CARRIAGE GLN
LAKE CITY, FL 32055

2027

27-3S-16-02315-127

BUILDING CHARACTERISTICS

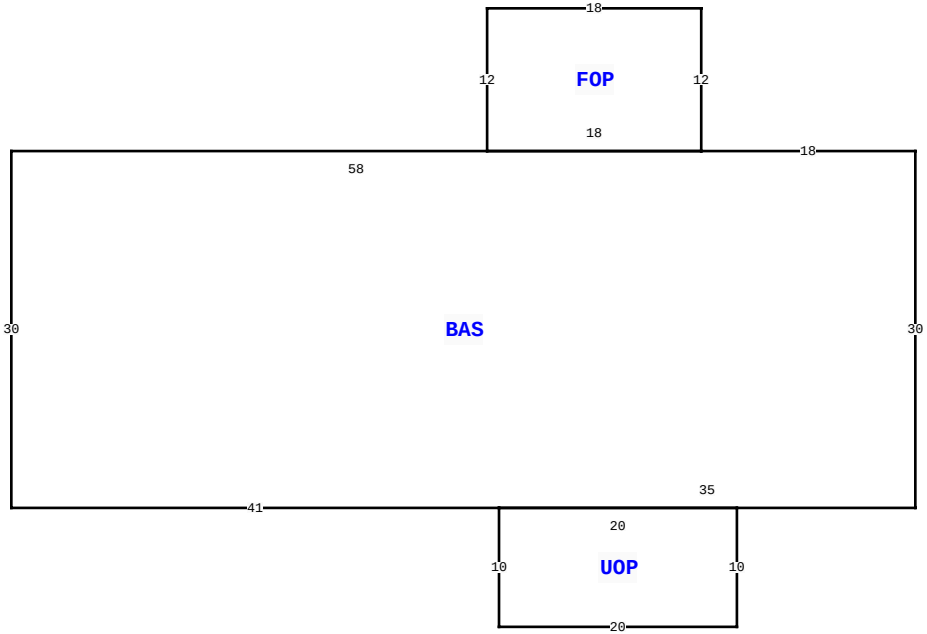
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	137,965
FOP	216	35		76	4,599
UOP	200	25		50	3,026
TOTALS	2,696			2,406	145,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,406	118.3000	110.02	264,708	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2280 HX Base Yr 2022



116 NW CARRIAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,872.00	UT	2.00	2.00	100	2005	2005	3	100	3,744	
2	0296	SHED METAL	0	100	12	16	192.00	UT	12.00	12.00	100	2008	2008	3	100	2,304	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	20	400.00	UT	11.00	11.00	100	2018	2018	3	100	4,400	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,589
TOTAL MARKET OB/XF VALUE		17,748
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		188,337
SOH/AGL Deduction		9,851
ASSESSED VALUE		178,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,075
TOTAL JUST VALUE		188,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22955	M H	0	03/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2493	11/01/2021	WD	Q	I	01	169,500
GRANTOR: STREETER FAMILY TRUST						
GRANTEE: O'DELL ABBY KAY						
1276/0615	6/12/2014	WD	U	I	11	100
GRANTOR: LLOYD L & KAREN V STR						
GRANTEE: LLOYD L & KAREN V S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N12 W18 S12 E18$ W58 S30 E41 UOP= S10 E20 N10 W20$ E35 N30$.

LAND DESCRIPTION

TOTAL OB/XF 17,748

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 03/28/2023 BY KS Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS